

Strata Unit for Sale

#171 - 628 East Kent Avenue South, Vancouver



JT Lee

Personal Real Estate Corporation

604 805 7318

jt@jt-lee.com

www.jt-lee.com

RE/MAX Select Properties
5487 West Boulevard
Vancouver BC V6M 3W5

LOCATION

This unit is located in South Vancouver just south of Marine Drive between Fraser Street and Main Street.

FEATURES (*1)

- Concrete tilt up construction
- 19' clear ceiling height
- 9' wide x 9' high grade door
- 120/208 volt, 3 phase power
- Security bars on doors and windows

ZONING

M-2 Industrial. The intent of this zoning is to permit industrial and other uses that are generally incompatible, potentially dangerous, or environmentally incompatible when situated in or near residential districts, but that are beneficial in that they provide industrial employment opportunities or serve a useful or necessary function in the city.

UNIT AREA (*1)

Main floor: 1,060 sq. ft. (approx.)
2nd floor office: 539 sq. ft. (approx.)
TOTAL AREA: 1,599 sq. ft. (approx.)

Immediate

\$11,201.00

\$996,000 REDUCED TO \$950,000

POSSESSION**PROPERTY TAX (2025)****SALE PRICE**

JT Lee

Personal Real Estate Corporation
604 805 7318
jt@jt-lee.com
www.jt-lee.com

RE/MAX Select Properties
5487 West Boulevard
Vancouver BC V6M 3W5

(*1) To be confirmed by Purchaser if deemed important & building area based off strata plans

This communication is not intended to cause or induce breach of any existing agency agreement. The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by RE/MAX Select Properties and should be confirmed if it is important to the interested parties.